



Lake County Department of Growth Management
Planning and Development Services Division

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: R. Wayne Bennett, AICP
Planning Director, Growth Management Department
From: Denna Levan, Planner
Re: Presubmittal Comments: Cross Point Church
Date: June 13, 2007 **DRS MEETING DATE:** July 26, 2007

TYPE OF DEVELOPMENT:

☐ Residential Subdivision ☐ Multi-Family Site Plan ☐ Commercial Site Plan ☐ Industrial Site Plan
☒ Other (specify): **Construct a 20,000 SF church building, parking and retention**

Proposed Use of Property: Church

ZONING AND LAND USE:

The property is approximately 5 +/- (acres) in size, based on the property record cards submitted with the application. The property is currently **zoned CFD and the surrounding zoning is R-6. The Land Use category is Urban Expansion.**

WILL REQUIRE REZONING: ☐ Yes ☒ No TO WHAT ZONING? CFD

WILL REQUIRE F.L.U.M. AMENDMENT: ☐ Yes ☒ No

DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received by this division. At a minimum, a St. Johns River Water Management storm water permit will be required prior to site plan approval.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? No known environmental concerns at this time.

Is an Environmental Assessment required? Yes, a preliminary environmental assessment will be required to be submitted with the preliminary plat and must meet the Land Use Regulations (LDRs) 6.04.00.

Landscape and other buffers provided? No landscape plan was provided for review and comments. A landscape plan meeting the requirements of LDR 9.01.00 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida. A type A buffer would be required along the North, West and South boundaries. A type C buffer would be required along Hwy 27.

Parking (including for bicycles), loading and waste disposal? A parking plan will be required as part of the site plan. Minimum parking spaces required is .36 spaces per every church seat. Bicycle parking requirement is .05 per motor vehicle parking space.

Access Management and ROWs correct? Cross access easement will need to be demonstrated at time of site plan submittal.

Setbacks shown/correct? Property adjacent to state, federal and County secondary highways Shall maintain a fifty-foot Setback from the highway Right-of-Way for any Structure. Property adjacent to Roads other than state, federal and County secondary highways Shall maintain for any Structure a Setback of sixty-two (62) feet from the centerline of the Roadway or twenty-five (25) feet from the Road Right-of-Way, whichever is greater.

Open Space shown/correct? 20% open space is required for the CFD zoning district. The maximum Impervious Surface Ratio (ISR) is .80, the maximum FAR is 1.0 and the maximum height is 50 ft.



Date: July 12, 2007

To: Karen Rosick

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Crosspoint Church"

Section/Township/Range: 09-23-26

JPA: Clermont

Comments: Sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, septic system permitting will be through DOH and will be subject to the following:

- 0.5 Acres required for well and septic system.
- Maintain appropriate setbacks per 64E-6, FAC and county LDRs.
- Show neighboring wells and septic systems within 100-feet of property lines.
- Provide a scaled site plan showing septic system and well location; the well may be in an EDB area (to be determined by St. John's River Water Management District) & may require limited-use well (64E-8 FAC) construction standards and/or a CUP.
- Unable to determine if sufficient area is available without a scaled site plan. Label the water retention areas to denote if they are designed to be normally wet or dry.
- Show potable water lines on the site plan.
- Estimation of sewage flows will require further details concerning what will be provided by the church (number of seats, whether meals will be served regularly, will a day-care or school exist with the church, etc.).
- The RV Park north of this site has a wastewater treatment plant, if the plant or its spray fields/settling ponds are within 500 feet of your property lines, locate them and indicate setbacks to your proposed well.

Memo

To: Denna Levan, Planner
From: Brian Hawthorne, Fire Inspector
Date: 6/21/2007
Re: Fire Comments, Crosspoint Church

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

All required hydrants, and additional hydrants required by the Clermont JPA shall be installed in accordance with the following requirements:

CLERMONT JPA NOTES

Fire hydrants.

1. *Placement and spacing.* Fire hydrants shall be installed at all street intersections and at intervals between street intersections not to exceed the distances listed in the table in subsection (e) of this section. Prior review and approval of plans by a fire official shall be required. Approved plans shall indicate hydrant location, main size, and other pertinent criteria required by the Utility Provider. This

requirement shall be in effect for water lines installed anywhere in the JPA, within the City or the unincorporated area, and within and without any proposed development.

2. *Sprinkler or standpipe systems.* Where a sprinkler or standpipe system is provided, a fire hydrant shall be located at least fifty (50) feet away from the structure, but not more than one hundred (100) feet away from the fire department's connection for the system.

3. *On-site hydrants.* When buildings, other than one- and two-family dwellings, are situated off of a road or other drive so as to cause hose lays from the nearest hydrant in excess of the permitted distances listed in the table in subsection (e) of this section, a sufficient number of hydrants shall be provided on the site meeting all the requirements of this chapter.

4. *Hose lay measurement.* Hose lay measurement shall be the distance from a hydrant, along a road, drive or other traveled way designed to accommodate fire equipment, to the attack location approved by the fire official. Hose lay is not allowed across any collector or arterial road to meet the minimum requirements of this section.

5. *Hydrant specifications and installation.* All fire hydrants shall be of the breakaway design, meeting the specifications of the standard construction details, and specifically approved by the fire and public utilities departments to ensure standardization. The standard hydrant approved for use in the City is the Mueller model A-423. Hydrants shall be installed as depicted in the standard construction details, with the center of the lowest operating outlet no less than eighteen (18) inches above grade, and the top of the operating nut no higher than fifty-four (54) inches above the surrounding grade.

6. *Access and visibility.* Hydrants shall not be located closer than three (3) feet to or more than twenty (20) feet from the edge of a street, drive or other accessway. No fence, tree, post, shrub or other object, which could block the hydrant from normal view or obstruct the hydrant's use shall be located within six (6) feet of the hydrant. Unless otherwise requested by the fire official, the four and one-half-inch large-volume connection shall face the nearest roadway, or if located within a complex or parking area, shall face the nearest traffic way. No hydrant shall be installed where pedestrian or vehicular traffic would interfere with the use of the hydrant.

7. *Ownership and maintenance.* All fire hydrants located on public rights-of-way or designed to serve multiple ownerships shall be conveyed by approved instrument to the Utility Provider. Once the Utility Provider has accepted ownership, the City shall be responsible for the maintenance of these hydrants.

8. *Fire hydrants and mains.* All fire hydrants and mains, including those privately owned, that are connected to the City's potable water system shall conform to City standards. Barrels of privately owned fire hydrants shall be OSHA red.

9. *Additional standards.* If certain items are not directly addressed in this section, recommended standards for waterworks shall be used.

10. *Minimum main size, flow rate and hydrant spacing.* Minimum main size, flow rate and hydrant spacing by land use are as follows:

11.

Table 15.02.03A Minimum Hydrant Spacing By Land Use

TABLE INSET:

Fire Hydrant Maximum		
Land Use	Spacing (feet)	Hose Lay (feet)

Group I. Detached single-family and duplexes	600	300
Group II. Townhouses, multifamily buildings less than three stories and no more than 12 units per building	500 or 600 if sprinkled	300
Group III. Multifamily buildings, three or more stories or over 12 units per building, and commercial buildings less than 10,000 square feet and three stories or less	500 or 600 if sprinkled	300
Group IV. Commercial buildings over 10,000 square feet and warehouse and industrial buildings	400 or 500 if sprinkled	300

Interior separations or firewalls shall not be used to reduce the minimum water supply requirements of this section without the explicit written consent of the fire official.

Fire mains to be connected to an existing water line smaller in diameter than that required above may be reduced in size if the design engineer can successfully demonstrate that the required flows can be met with a smaller main.

Note: This table is a guide for the development of new sites and subdivisions, and does not guarantee fire flow adequacy outside of one- and two-family dwelling subdivisions. In those portions of the JPA where existing water mains cannot meet the requirements in this table, other building-specific measures can be used to reduce fire flow.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

Underground mains supplying the fire sprinkler system from the Point of Service shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. Please note this requirement on the plans

Designate the Point of Service for Fire Protection System. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

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City of Clermont Engineering Department

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Memo

To: Rosemarie Martin
Lake County Growth Management Dept.

From: Trish Lincoln, Engineer I
Engineering Department

Date: June 21, 2007

Re: Utility Availability

This letter is in response to request received June 11, 2007, regarding utilities, availability for the property located Sections 09, Township 23, Ranges 26, and Alternate Key #3808897.

The aforementioned property is located outside the City limits of the City of Clermont. The project is located within the City's sewer service area but not within the City's water service area. The City has available capacity to supply the proposed demand.

There is an existing 8 inch gravity sewer line that is on the west side of Hwy 27 and crosses east at the intersection of Hartwood Marsh Road and Hwy 27. It runs east on Hartwood Marsh Road. This sewer line is over 2,200 feet away from aforementioned property.

This letter is for informational purposes only. This is not an intent to serve. City Council approval will be required. Contact Jim Hitt, Planning Director, to proceed with requesting utilities for this project.

Should you require any additional information, please contact me at (352) 241-7335 Ext. 311 or ghosch@clermontfl.org.
Thank you.